

## **FAQs about MidTowne Senior Living Facility**

### **1) What type of project is this going to be and where will it be located ?**

This proposed development will be a tax credit senior-living development and according to the developers, will be marketed as “seniors only property.” It will be located in MidTowne at the southwest corner of Abigail Way and George Hopper.

### **2) What does this mean?**

It means that the head of household for every unit needs to be senior and must be occupied by a senior head of household. There are two ways to define a senior under the tax credit program. The first definition incorporates a minimum age of 55 and the second definition incorporates a minimum age of 62 years. The City decided on the second definition with a minimum age requirement of 62.

### **3) How will this age restriction be achieved?**

This requirement will be included in deed restrictions that will be filed with the County records at the end of construction.

### **4) What is the maximum occupancy per unit?**

Occupancy standards only allow 1½ persons per unit. With this development only proposing 1 & 2 bedroom units, the maximum number of people in any given unit will be 3 persons.

### **5) How will visitation by guest and family be addressed?**

Any visitation is restricted by a standard lease, which provides for a maximum stay of 3 days for any visitor or guest. This will also be included in the deed restrictions as well.

### **6) How many units will this senior development have?**

There are approximately 90 units proposed onsite. There will be approximately 50 senior apartments housed in a two-story building and approximately 42 1-story cottages.

### **7) How many units will be reserved for low-income seniors?**

Approximately 88% of the units will be reserved for seniors making 60% or below of median income (see attached sheet for further details). To income qualify, an applicant has to undergo a background and credit check and his or her income must be at least 2.5 times the rent amount. The remaining units will be market rate units and therefore will not be subject to any income restrictions, but still have the senior age restriction. There will also be background checks for all tenants.

**8) Are there proposed building designs and/or site plans?**

Staff is proposing an additional layer of review for this project in the form of a Specific Use Permit (SUP). All building elevations and site plans are currently conceptual and require final approval from the Planning & Zoning Commission and City Council. As this item will require a public hearing, the public will be invited to review this during the hearing dates. Staff will ensure the highest and tightest regulations on landscaping, building orientation, signage, parking, etc. to ensure the first retirement facility is one that can be served as an example for others to follow.

**9) What are the parking requirements for such a facility and how is the parking laid out?**

Currently, the City's Parking Regulations do not address senior living parking standards, but based on national standards (the 1-car for 2-bedroom unit), we would recommend this ratio during the final site plan and elevation approval. The way the conceptual site plan is laid out, all parking is located in the interior with buildings on the outside perimeter. Parking will not be visible from the public streets.

**10) Are there any carports planned?**

There have been no talk about carports, but any covered parking will not be visible from the public streets. Covered parking or carports will be used exclusively for cars and just to reassure any storage concerns, we can add language to the affect of "No Outdoor Storage."

**EXECUTIVE SUMMARY**  
**The Terrace at MidTowne**  
**Midlothian, Texas**

**About the Proposed Housing**

The Terrace at MidTowne will be a newly constructed senior apartment community of 92 units on 7.0 acres in The MidTowne Planned Development of Midlothian, Ellis County, Texas. The apartment complex will include eight single-story residential buildings and a two-story residential elevator building, and will target a mix of incomes as follows:

# of units	Type	Avg Unit Sq Ft	Rent	Income Eligibility
8	1 Br/1 Ba	688 sq. ft.	\$320	30% of Median
24	1 Br/1 Ba	757 sq. ft.	\$583	50% of Median
29	1 Br/1 Ba	822 sq. ft.	\$715	60% of Median
5	1 Br/1 Ba	836 sq. ft.	\$825	Market Rate
4	2 Br/2 Ba	1027 sq. ft.	\$692	50% of Median
15	2 Br/2 Ba	1065 sq. ft.	\$850	60% of Median
7	2 Br/2 Ba	1065 sq. ft.	\$925-950	Market Rate

Currently the income eligibility level in Ellis County for a 30% unit is \$14,730 for a single person and \$16,830 for a couple. The 50% income level is \$24,550 for a single person and \$28,050 for a couple. The 60% income level is \$29,460 for a single person and \$33,660 for a couple. These limits are adjusted annually.

Each apartment unit will include 9' ceilings, a full appliance package, washer/dryer hookups, and ceiling fans. The buildings will be designed with green features to maximize energy efficiency, such as low-flow/high efficiency toilets and faucets, high SEER rated air conditioners and recycling services. The design will feature hardiplank siding with masonry, and will include several community spaces, such as:

- ❖ A community room for gatherings, resident meetings, and special social events;
- ❖ A library
- ❖ A community theater room;
- ❖ A fitness room;
- ❖ Manager and leasing offices;
- ❖ Maintenance office/workroom/storage; and
- ❖ Laundry facilities.

Additional services will be provided onsite, at no cost to the residents. Such services will include social and educational activities, health screenings, and information and referral.

**About the Development Team**

Development services will be provided by DMA Development Company, LLC, a certified Historically Underutilized Business (HUB). DMA Development Company has successfully developed twenty-one affordable housing developments under the tax credit program, including eight senior communities located in Llano, Seguin, Texas City (Phases I and II), Corsicana, Abilene, Santa Fe, and Austin. DMA also recently completed a senior rehabilitation development in Washington, D.C., utilizing a similar tax credit program.

**About the Financing**

DMA was awarded financing by the Texas Department of Housing and Community Affairs (TDHCA) under the competitive Housing Tax Credit program. This program, established by Congress in 1986, provides incentives to the private sector for investing in affordable housing. The program is regulated by the Internal Revenue Service and administered by State Housing Finance Agencies. Private investors infuse equity into the affordable developments, receiving tax credits for their equity contributions. This

infusion of equity ensures that the property have a relatively low mortgage, allowing the development to charge rents that are affordable to persons with incomes at or below 60% of Area Median.

DMA was also awarded funding under TDHCA's HOME Investment Partnerships Program (HOME Program). Authorized under the Cranston-Gonzales National Affordable Housing Act, the purpose of the program is to expand the supply of decent, safe, affordable housing through partnerships with Units of General Local Governments and non-profit or for-profit entities. TDHCA's HOME Division is responsible for administering the HOME program by awarding grants and loans to entities providing affordable housing to low-income families and seniors.

For additional information, please contact Diana McIver with Midlothian DMA Housing, LP, at (512) 328-3232 ext. 165 or by mail at 4101 Parkstone Heights Drive, Suite 310, Austin, TX 78746.